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|----------------------|-------------------------------------------------|
| <b>ID code:</b>      | <b>4679</b>                                     |
| <b>Location:</b>     | <b>Riga / Agenskalns / Bauskas (Agenskalns)</b> |
| <b>Type:</b>         | <b>Commercial premises</b>                      |
| <b>House type:</b>   | <b>New project</b>                              |
| <b>Floor:</b>        | <b>9/10 Elevator</b>                            |
| <b>Size:</b>         | <b>700.00 m<sup>2</sup></b>                     |
| <b>Heating:</b>      | <b>Gas heating</b>                              |
| <b>Sewage:</b>       | <b>Municipal</b>                                |
| <b>Water:</b>        | <b>Municipal</b>                                |
| <b>Maintenance:</b>  | <b>4 EUR/m<sup>2</sup></b>                      |
| <b>Internet:</b>     | <b>Yes</b>                                      |
| <b>Parking:</b>      | <b>Yes</b>                                      |
| <b>Alarm system:</b> | <b>Yes</b>                                      |
| <b>Alarm system:</b> | <b>Yes</b>                                      |
| <b>Price:</b>        | <b>Long term rent: 7 700 EUR</b>                |



## Description

The Office Centre is situated in Pārdaugava - on the left side of river Daugava, on Bauskas Street 58a. It is seven minutes drive from the centre of Riga. It is situated near Salu bridge, which crosses the river Daugava. There are also plans to build Dienvidu bridge nearby. There are wide possibilities to get there by public transport - tram nr.10, buss nr. 12, 23 and 26 as well as trolleybus nr. 19 and 24.

On 10th of September, Year 2003 new and modern Office Centre has been opened at the Bauskas Street. The total area of this complex is 12 000m<sup>2</sup>. There are 800 parking places and cold stores in cellarage. 11560m<sup>2</sup> of the total area are being rented out for office premises. The centre consists of two united buildings with nine floors. Modern, high level offices are available, starting from area of 18m<sup>2</sup>. Average area of the floor is 840m<sup>2</sup>. Front of the buildings has been made in glass, there is daylight in all offices. Three modern and fast elevators, autonomous steamship and natural gas heating as well as modern air condition and ventilation system are accessible in both buildings. Diesel generator is used as an extra hedge for constant electricity supply.

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